POPULATION PROJECTIONS AND METHODOLOGY

City of Miami Gardens, Florida
July 2005

In order to plan for the future needs of the residents of Miami Gardens (City), it is important to define the demographics and how the population trends are anticipated to change over time. The historic, present and future demographic compositions of the City are described in this section. Population estimates and projections are required for each locality submitting comprehensive plans in compliance with Chapter 163 of the Florida Statutes and Rule 9J-5 of the Florida Administrative Code. These estimates and projections are essential for the various elements which comprise the Comprehensive Plan, including land use, housing, recreation and the various infrastructure related elements. Estimates and projections have been made using approved Florida Department of Community Affairs data sources and projection methods.

Recent Population Trends 1990, 2000 and 2004

The City of Miami Gardens is located in fast-growing Miami-Dade County and the Miami Standard Metropolitan Statistical Area (SMSA). The City of Miami Gardens was incorporated in 2003. Neither the 1990 nor the 2000 Census tabulated population information for the City as a geographical place although certain statistical places such as Carol City had been included as census designated places. Therefore, there is no official population count for the City of Miami Gardens. However, the Miami-Dade County Planning Department aggregated the Census statistical areas, including individual blocks as well as block groups, to provide population estimates for 1990 and 2000. In addition, the Bureau of Economic and Business Research (BEBR) University of Florida, estimates population in interim years from the Census utilizing accepted methodologies which include but are not limited to active electric utility meters and building permits. Those figures are provided in TABLE 1, below.

TABLE 1
HISTORICAL POPULATION GROWTH OF MIAMI GARDENS
COMPARED TO MIAMI-DADE COUNTY

Year	Miami-Dade County Population	Miami Gardens Population	Miami Gardens Percent of County	Average Annual Increase
1990	1,937,194◘	98,105*	5.06 %	-
2000	2,253,362◘	100,809*	4.47 %	270
2004	2,379,818♦	105,414♦	4.43%	1,151

Sources:
◘U.S. Census Bureau, County and City Data Book: 2000.
* Miami-Dade County, Department of Planning and Zoning, Research Section, November 2004.
♦ Bureau of Economic and Business Research (BEBR) Florida Estimates of Population 2004 (2005). Florida Population Studies Volume 38 Number 2 Bulletin 141, February 2005.

This information shows the following trends:

1. The City's population increased during the 1990's, albeit at a modest rate of 2,704 persons or 2.75% during the ten year period;
2. The City's population appears to be accelerating during the most recent period. Between 2000 and 2004 an increase of 4, 605 persons provides for a 1,151 person average annual increase compared to 270 persons annually during the preceding ten year period; and,
3. The City's population is decreasing as a proportion of Miami-Dade County's population.

POPULATION PROJECTIONS

The future population of Miami Gardens was estimated using two different methodologies namely, the shift-share approach and mathematical extrapolation. These approaches are described below.

1. **Shift-Share Approach using Minor Statistical Area (MSA) data (TABLE 2)**
   - The shift-share approach assumes that the growth of a community is directly related to the growth of a region or larger area. This approach forecasts a community's share of the region's growth into the future using historic population share rates. The forecasted share rates are applied to the region's forecasted population to derive the community's forecasted population.
   - The shift-share methodology used to estimate the population for Miami Gardens starts out with overall population projections of Miami-Dade County accomplished by BEBR. Then, based on the BEBR estimates for the county, the county develops subarea population estimates for Minor Statistical Areas or MSA's. Again, this methodology is based on the assumption that the future population changes for Miami Gardens will be proportional to those of Miami-Dade County.

The City of Miami Gardens lies mainly within Minor Statistical Areas (MSAs) 2.2, and 2.3. According to the 2000 Census, the population within the city boundaries was approximately 100,809 persons, or about 76.4% of these MSAs. The population projections in TABLE 2 assume that the city's proportion of the population within these two MSAs will remain constant.

TABLE 2
Methodology #1
POPULATION ESTIMATES & PROJECTIONS FOR MIAMI GARDENS
BY MINOR STATISTICAL AREAS (MSA), 1990 TO 2020

Year	Miami-Dade County Population	Minor Statistical Area 2.2*	Minor Statistical Area 2.3*	Minor Statistical Areas 2.2 and 2.3*	Miami Gardens Estimate	Miami Gardens Growth Rate	Miami Gardens Percent of County
1990	1,937,194	41,795	77,397	119,192	91,052	-	4.70%
2000	2,253,362◘	48,988	82,976	131,964	100,809◘	-	4.47 %
2004	2,379,818♦	49,062	85,639	134,701	102,900	2.07%	4.32 %
2010	2,576,400♦	51,225	88,424	139,649	106,680	3.67%	4.14 %
2015	2,726,100♦	52,973	90,879	143,852	109,890	3.00%	4.03 %
2020	2,874,600♦	54,761	93,264	148,025	113,078	2.90%	3.93 %

Sources:
* Miami-Dade County by Municipality, Including New Post Census 2000 Municipalities. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County, Department of Planning and Zoning, Research Section, 2003 and 2004.
◘ U.S. Census Bureau, County and City Data Book: 2000

♦ Bureau of Economic and Business Research (BEBR) Florida Estimates of Population 2004 (2005). Florida Population Studies Volume 38 Number 2 Bulletin 141, February 2005.
The shift-share methodology in TABLE 2 shows a conservative approach towards calculating the population estimates for the City. This is evident in the case of Year 2004 estimates whereby the BEBR estimate is 105,414 persons (Please see Exhibit A) as compared to 102,900 in TABLE 2.

TABLE 2 shows that Miami Gardens reaches a peak 5-year growth rate of 3.67% in 2010 and then levels off to a 2.9% by 2020. By 2020, the City's population growth compared to growth of Miami-Dade County slowly declines from 4.47% to 3.93% for the five-year periods.

2. **Extrapolation Mathematical Technique (TABLES 3 AND 4)**

- This methodology utilizes statistical evaluation and analyzes the appropriateness of each extrapolation into the future, from a mathematical measure. It also looks at the extent to which a given extrapolation technique corresponds to the historic and estimated population perspective.
- The extrapolation technique assumes that Miami Gardens future population estimates would remain constant based on the growth rates at 1990 Census level (TABLE 3) and at the 2000 Census level (TABLE 4).

TABLE 3
Methodology #2
POPULATION ESTIMATES & PROJECTIONS FOR MIAMI GARDENS
PER U.S.CENSUS DATA (1990 TO 2030)

Year	Miami Gardens Population	Miami Gardens Growth Rate
1990	98,105*	-
2000	100,809*	-
2004	105,414♦	7.44%
2005	105,975	0.53%
2010	108,795	2.66%
2015	111,690	2.66%
2020	114,662	2.66%
2025	117,713	2.66%
2030	120,845	2.66%

Sources:
*Miami-Dade County by Municipality, Including New Post Census 2000 Municipalities**.** U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003 and 2004.
◘ U.S. Census Bureau, County and City Data Book: 2000
♦ Bureau of Economic and Business Research (BEBR) Florida Estimates of Population 2004 (2005). Florida Population Studies Volume 38 Number 2 Bulletin 141, February 2005.

TABLE 3 Calculation Methodology:

The Miami Gardens projected population from Year 1990 forward was calculated as follows:-
Yr 2004 – Yr 1990 divided by base year Yr 1990 was calculated to provide the initial growth rate for 14 years. 105,414 – 98,105 /98,105= 7.44% (0.53% growth /year). This growth rate was projected into the future and then calculated on a five year basis.

The Extrapolation Technique in TABLE 3 assumes that Miami Gardens future population estimates would remain constant based on the 1990 Census level. It further shows that the growth rate of Miami Gardens over a period of 14 years from 1990 to 2004 is 7.44% (0.53% per year) and levels off at a constant rate of 2.66% through 2030.

TABLE 4
Methodology #2
POPULATION ESTIMATES & PROJECTIONS FOR MIAMI GARDENS
PER U.S.CENSUS DATA (2000- 2030)

Year	Miami Gardens Population	Miami Gardens Growth Rate
2000	100,809*	-
2004	105,414♦	4.56%
2005	106,618	1.14%
2010	112,762	5.71%
2015	119,260	5.71%
2020	126,132	5.71%
2025	133,400	5.71%
2030	141,087	5.71%

Sources:
* Miami-Dade County by Municipality, Including New Post Census 2000 Municipalities. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County, Department of Planning and Zoning, Research Section, 2003 and 2004.
◘ U.S. Census Bureau, County and City Data Book: 2000.
♦ Bureau of Economic and Business Research (BEBR) Florida Estimates of Population 2004 (2005). Florida Population Studies Volume 38 Number 2 Bulletin 141, February 2005.
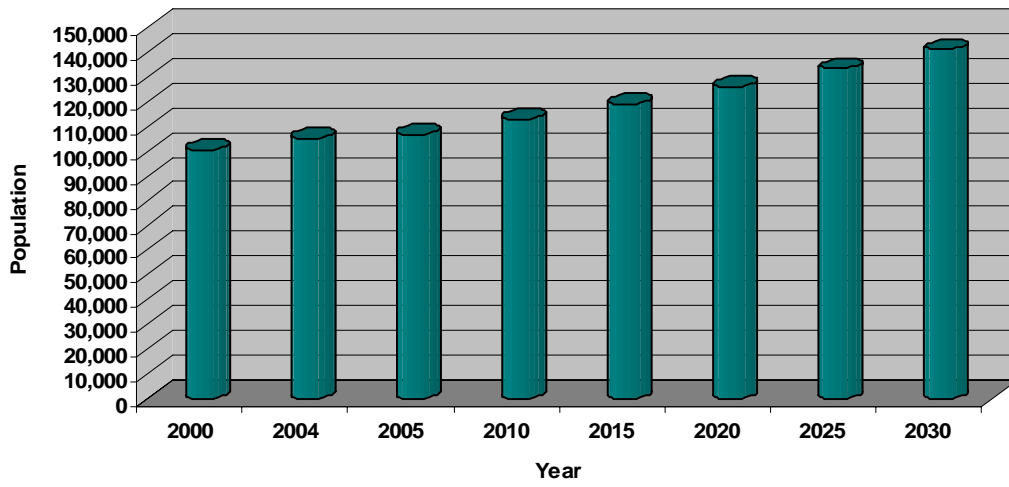
TABLE 4 Calculation Methodology:

The Miami Gardens projected population from Year 2004 forward was calculated as follows:-
Yr 2004 – Yr 2000 divided by base year Yr 2000 was calculated to provide the initial growth rate. 105,414 – 100,809 /100809= 4.56% (1.14% growth /year). This growth rate was projected into the future and calculated on a five year basis.
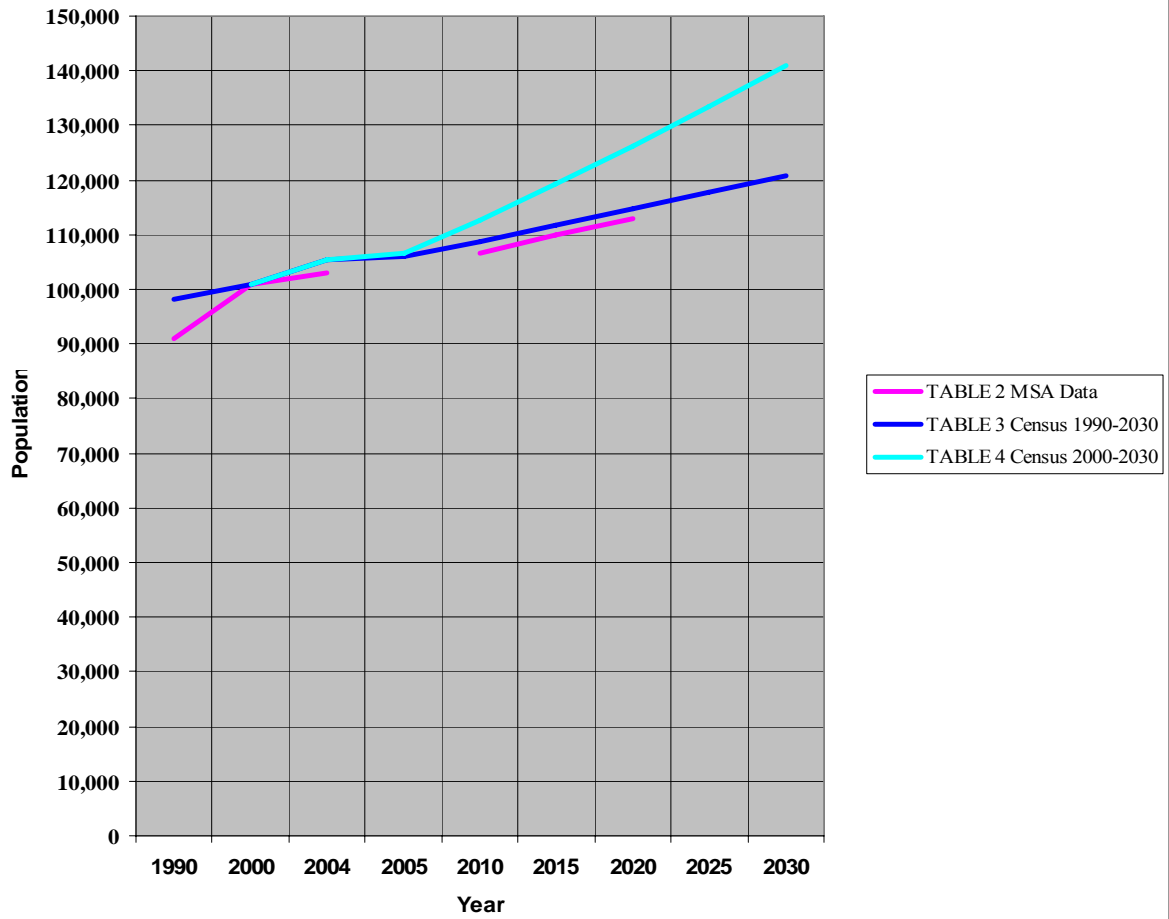
The Extrapolation Technique in Table 4 assumes that Miami Gardens future population estimates would remain constant based on a more current trend at the 2000 Census level. Table 4 shows that the growth rate of Miami Gardens over a period of 4 years from 2000 to 2004 is 4.56% (1.14% per year) and levels off at a constant rate of 5.71% through 2030.

GRAPH 1 below represents TABLE 4 in a visual format. GRAPH 2 shows a comparison of data values between TABLES 2, 3 and 4 and displays a visual comparison of the aforementioned trends.

GRAPH 1
Miami Gardens Population Estimates

GRAPH 2
Population Estimates & Projections for Miami Gardens

- TABLE 2 MSA Data
- TABLE 3 Census 1990-2030
- TABLE 4 Census 2000-2030

As seen in GRAPH 2, the MSA data set (pink line) shows a more conservative population estimate. The Census 1990-2030 data set (dark blue line) is comparable with the MSA population estimates. Finally the Census 2000-2030 data set (light blue line) shows the most current trend comparable with future estimates and economic trends per BEBR calculations (Please see Exhibit A).

Conclusion

As seen above, the methodology in TABLE 4 is based on a more current growth rate between years 2000 and 2004. Given the present economic climate of substantial growth in the region, this trend is considered more likely in the immediately foreseeable future. These numbers are comparable to the BEBR estimates as shown in Exhibit A and provide a more plausible scenario compared to the conservative approach in TABLE 3.

The extrapolation technique used in TABLE 4 is the chosen methodology to calculate the future development potential and residential growth within the City of Miami Gardens and will be used for all comprehensive projections relative to the Comprehensive Development Master Plan.

EXHIBIT A

Miami Gardens Year 2004 Population Estimate

U.S. Census and Bureau of Economic and Business Research (BEBR)

SOUTH FLORIDA REGION
MUNICIPAL POPULATION AND RATES OF GROWTH
1980 TO 2004

Local Government	Resident Population (April 1)				Growth (%)		
	1980	1990	2000	2004	1980-90	1990-00	2000-04
Miami-Dade County	1,625,509	1,937,194	2,253,362	2,379,818	19.2	16.3	5.6
Unincorp. Miami-Dade	799,068	1,036,902	1,204,188	1,098,940	29.8	16.1	-8.7
Aventura	-	-	25,367	28,207	-	-	11.2
Bal Harbour	2,973	3,045	3,305	3,409	2.4	8.5	3.1
Bay Harbor Islands	4,869	4,703	5,146	5,201	-3.4	9.4	1.1
Biscayne Park	3,088	3,068	3,269	3,555	-0.6	6.6	8.7
Coral Gables	43,241	40,091	42,249	44,345	-7.3	5.4	5.0
Doral	-	-	-	30,285	-	-	-
El Portal	2,055	2,457	2,505	2,550	19.6	2.0	1.8
Florida City	6,174	5,978	7,843	8,715	-3.2	31.2	11.1
Golden Beach	612	774	919	997	26.5	18.7	8.5
Hialeah	145,254	188,008	226,419	233,566	29.4	20.4	3.2
Hialeah Gardens	2,700	7,727	19,297	20,441	186.2	149.7	5.9
Homestead	20,668	26,694	31,909	36,501	29.2	19.5	14.4
Indian Creek	103	44	33	33	-57.3	-25.0	0.0
Islandia	12	13	6	6	8.3	-53.8	0.0
Key Biscayne	-	-	10,507	11,160	-	-	6.2
Medley	537	663	1,098	1,123	23.5	65.6	2.3
Miami	346,681	358,648	362,470	379,550	3.5	1.1	4.7
Miami Beach	96,298	92,639	87,933	91,540	-3.8	-5.1	4.1
Miami Gardens	-	-	-	105,414	-	-	-
Miami Lakes	-	-	-	24,835	-	-	-
Miami Shores	9,244	10,084	10,380	10,462	9.1	2.9	0.8
Miami Springs	12,350	13,268	13,712	13,783	7.4	3.3	0.5
North Bay Village	4,920	5,383	6,733	6,614	9.4	25.1	-1.8
North Miami	42,566	50,001	59,880	60,101	17.5	19.8	0.4
North Miami Beach	36,553	35,361	40,786	42,359	-3.3	15.3	3.9
Opa-Locka	14,460	15,283	14,951	16,116	5.7	-2.2	7.8
Palmetto Bay	-	-	-	24,903	-	-	-
Pinecrest	-	-	19,055	19,317	-	-	1.4
South Miami	10,895	10,404	10,741	10,891	-4.5	3.2	1.4
Sunny Isles Beach	-	-	15,315	16,580	-	-	8.3
Surfside	3,763	4,108	4,909	5,564	9.2	19.5	13.3
Sweetwater	8,251	13,909	14,226	14,267	68.6	2.3	0.3
Virginia Gardens	2,098	2,212	2,348	2,356	5.4	6.1	0.3
West Miami	6,076	5,727	5,863	6,132	-5.7	2.4	4.6
South Florida	2,706,954	3,270,749	3,955,969	4,184,185	20.8	20.9	5.8
State of Florida	9,746,961	12,938,071	15,982,400	17,516,732	32.7	23.5	9.6
Region / State (%)	27.77	25.28	24.75	23.89			

(*) 2000 population counts for Sea Ranch Lakes and Lauderdale-by-the-Sea have been corrected.

Source: US Bureau of the Census and Bureau of Economic and Business Research.
This table prepared by the South Florida Regional Planning Council.

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Page 2

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